



1230, Blizzard Street (Phase III)

Industrial and office space for lease

NEW CONSTRUCTION

- Industrial space of 70,000 sq.ft.
- Spaces divisible
- Prime location with easy access to major highways
- Showers, locker rooms and bike racks

DEBERTIN 

Contact

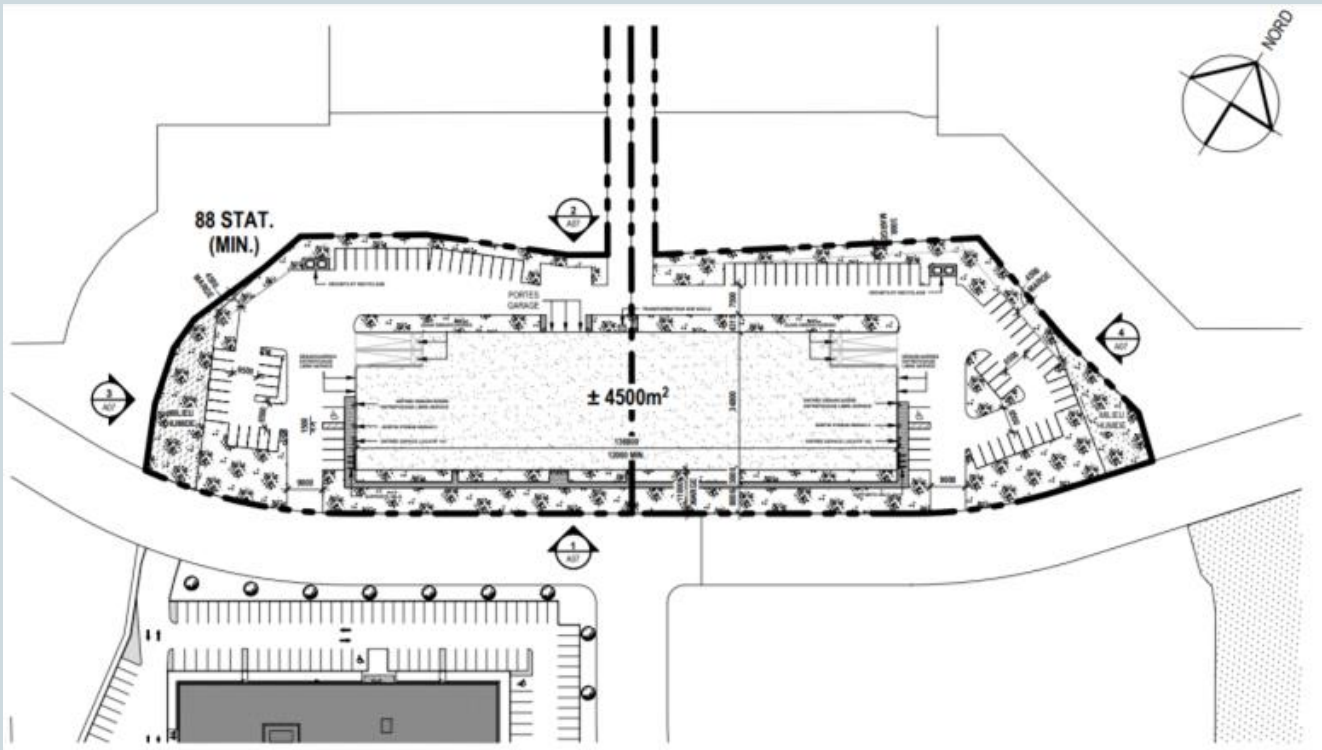
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Site plan





Financial information

NET RENT:	\$17.00 + 3% per year
TAXES & OPERATING EXPENSES (est. 2025) :	\$6.50
ENERGY:	Tenant's

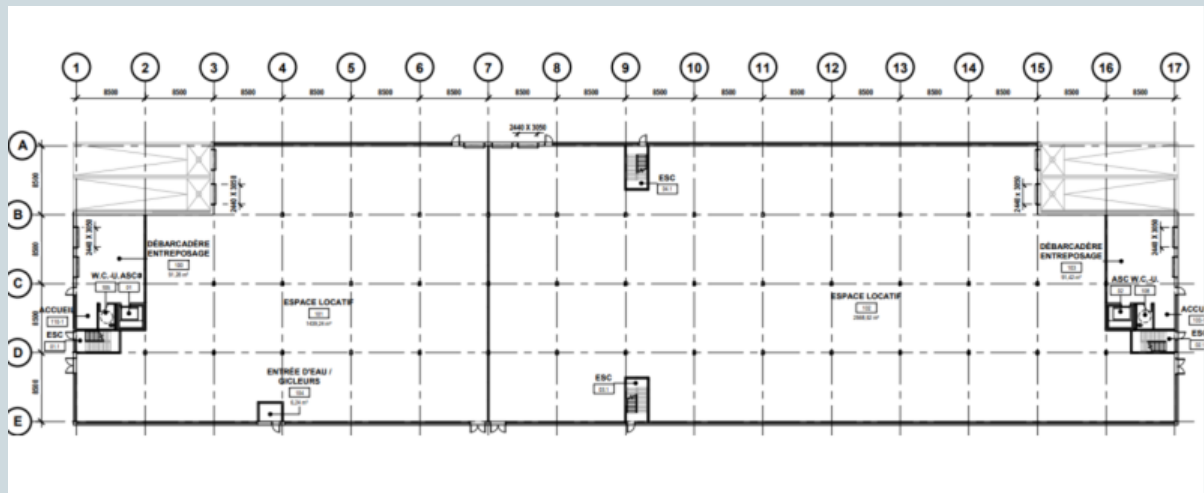
**Rates are expressed per square foot per year*

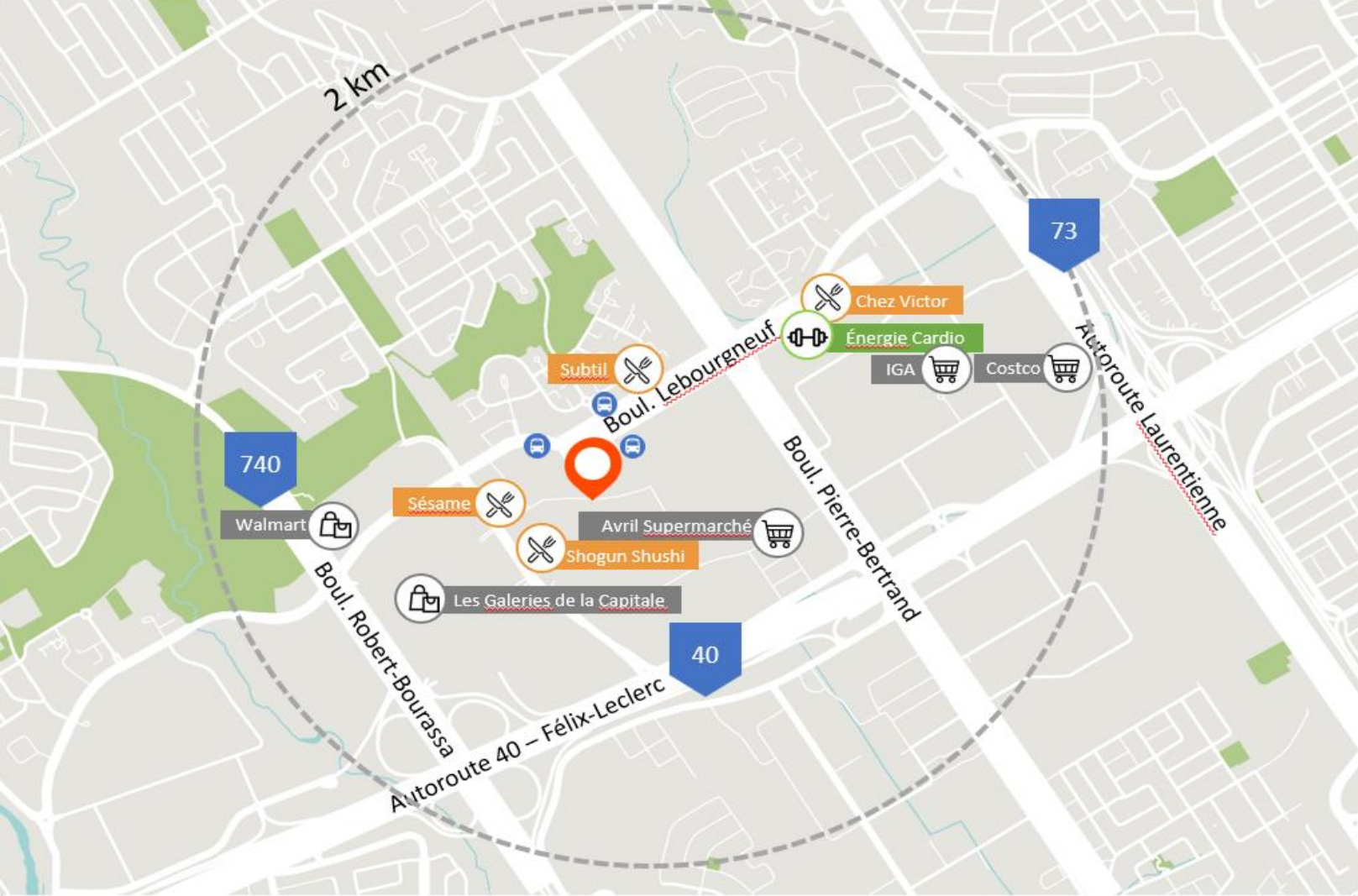
Property description

AVAILABLE LEASABLE AREA:	GF: ± 48,000 sq.ft. 2 nd floor : ± 48,500 sq.ft.
CLEAR HEIGHT:	GF: 24' 2 nd floor : 12'
COLOMN SPAN:	28' x 28'
SHIPPING:	<ul style="list-style-type: none">• Truck-level doors• Drive-in doors• Freight-elevator servicing the 2nd floor
PARKING :	88 outdoor spaces



Ground floor : Between 20,000 sq.ft. and 70,000 sq.ft.





QUICK ACCESS TO MAJOR HIGHWAYS

- Highway 40 (Félix-Leclerc)
- Highway 73 (Laurentienne)
- Highway 740 (Robert-Bourassa)

EASY ACCESS BY PUBLIC TRANSIT

WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



< 5 minutes

AUT

40,73,740
< 2km



< 5 minutes



82,185,272,382,582,803,982

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